



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Project Manager
Joel Lawson, Associate Director Development Review

DATE: March 19, 2013

SUBJECT: BZA Case 18518 – 4275 4th Street, SE, YMCA Before and After Care Program.

I. SUMMARY AND OFFICE OF PLANNING RECOMMENDATION

YMCA Capitol View (applicant) request, pursuant to 11 DCMR, §3104.1, Special Exception review under § 351.1 and § 205 for a child development center at the Mary Virginia Merrick Recreation Center at 4275 4th Street, SE in the R-5-A district.

The application was referred to the BZA by the Zoning Administrator for Special Exception review under § 350.4(b). However, OP believes that the appropriate section should be § 351.2.

The Office of Planning (OP) recommends **approval** of the requested special exception for a child development center at 4275 4th Street, SE with the following conditions:

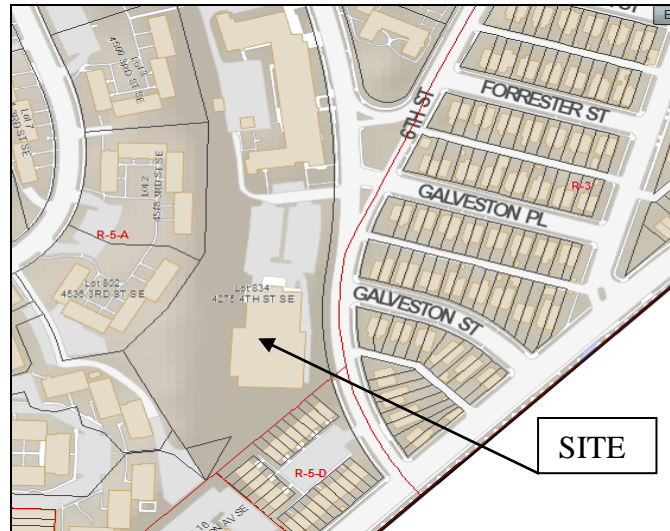
1. The number of enrolled children shall not exceed 150.
2. The number of staff shall not exceed eight (8).
3. The hours of operation shall be from 7:00 to 9:00AM and to 2:00 to 6:00 PM.

II. LOCATION AND SITE DESCRIPTION

Address:	4275 4 th Street, SE
Legal Description:	Square 6242, Lot 834, WARD 8
Lot Characteristics:	Irregularly shaped (quadrilateral), flat lot, 23,337 square feet in area.
Zoning:	R-5-A – predominantly medium density apartment uses.
Existing Development:	The property is developed with the Mary Virginia Recreation Center, the St. Thomas More Catholic Church and the St. Thomas More School.
Historic District:	Not in a historic district.
Adjacent Properties:	North: St. Thomas More Catholic Church and the St. Thomas More School. East: 2-story duplex in the R-3 zone and 3-



	<p>story apartments in the R-5-A zone.</p> <p>West: 2-story apartments in the R-5-A zone</p> <p>South: Row houses in the R-5-D zone and 2-story apartments in the R-5-A zone</p>
Surrounding Neighborhood Character	The area is a mix of 2-story duplexes, row houses and 2-and 3-story apartments.



Site Location



Building as seen from 4th Street, SE



Photograph showing parking

III. BACKGROUND

The Mary Virginia Merrick Recreation Center is operated by Victory Youth Centers under the auspices of Archdiocese of Washington. The mission of Victory Youth Centers is to provide multi-purpose recreation centers and meeting spaces in which to hold youth activities during non-school hours. The Center offers a slate of program to assist neighborhood residents and they have contracted with the YMCA Capitol View to provide a before and after care program for children ages 3 to 14.

IV. OP ANALYSIS

a. 205 CHILD/ELDERLY DEVELOPMENT CENTER

- 205.1 *Use as a child/elderly development center or adult day treatment facility shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*
- 205.2 *The center or facility shall be capable of meeting all applicable code and licensing requirements.*

The property on which the proposed child development center is located is within the R-5-A district. The Office of the State Superintendent of Education, Division of Early Childhood Education, Compliance and Integrity Division, Child Care Licensing Unit (OSSE/ECE/CID/CCLU) recommends that the application be approved.

- 205.3 *The center or facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance.*

The proposed child development center is to be located within the existing Mary Virginia Merrick Recreation Center. The recreation center has a large parking lot with an abundance of spaces to accommodate all drop-off and pick-up of children as well as areas for queuing. The buses which will take the children to and from school will also be accommodated on-site.

DDOT has examined the issues that may arise due to traffic associated with the proposed uses on the site and has suggested that the center should not create any unsafe traffic conditions.

- 205.4 *The center or facility shall provide sufficient off-street parking spaces to meet the reasonable needs of teachers, other employees, and visitors.*

There are 62 parking spaces provided on the site which should meet the needs of the program and other users of the facility. The children will be from the neighborhood and many will walk to and from the center, while others will be transported by bus to and from the center.

- 205.5 *The center or facility, including any outdoor play space provided, shall be located and designed so that there will be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual, or other objectionable conditions.*

All activities will occur indoors and therefore there would be no negative impacts on the adjacent residences from noise, activity, visual, or other objectionable conditions.

- 205.6 *The Board may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties.*

OP does not recommend any other special design or screening.

- 205.7 *Any off-site play area shall be located so as not to result in endangerment to the individuals in attendance at center or facility in traveling between the play area and the center or facility itself.*

The applicant has indicated that the students will be taken to the Oxon Run Park and the ARC on occasions. The students will be transported by buses and therefore would not be exposed to any dangers in travelling between the facilities.

- 205.8 *The Board may approve more than one (1) child/elderly development center or adult day treatment facility in a square or within one thousand feet (1,000 ft.) of another child/elderly development center or adult day treatment facility only when the Board finds that the cumulative effect of these facilities will not have*

an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors.

There is no other child development center in the square or within one thousand feet (1,000 ft.) of the subject property.

- 205.9 *Before taking final action on an application for use as a child/elderly development center or adult day treatment facility, the Board shall submit the application to the D.C. Departments of Transportation and Human Services, the D.C. Office on Aging, and the D.C. Office of Planning for review and written reports.*

The application was submitted to the relevant agencies.

- 205.10 *The referral to the D.C. Department of Human Services shall request advice as to whether the proposed center or facility can meet all licensing requirements set forth in the applicable laws of the District of Columbia.*

The application was submitted to the Office of the State Superintendent of Education, Division of Early Childhood Education (OSSE) who will provide a report under separate cover.

Special Exception

- i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?**

The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Map as a child development center is permitted in the R-5-A district provided it meets the criteria set forth in § 205. As shown in the analysis of § 205 above, the proposed development meets these requirements.

- ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?**

The proposal should not adversely affect the use of neighboring property as it would relocate existing neighborhood programs to better serve the community. Traffic to and from the site would not affect traffic movements significantly. All parking, drop-off, pick-up and queuing would not negatively affect 4th Street. Many of the students are from the surrounding neighborhood and so would walk to the center as they currently do.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT and OSSE will provide comments under separate cover.

VI. COMMUNITY COMMENTS

The property is within ANC 8D. OP instructed the applicant to meet with the ANC for their review.